

Sec. 1703-3. Mixed Use and Commercial Districts



1703-3.1. Purposes

The general purposes of the mixed use districts are to:

- A. Encourage the creation of new and the enhancement of existing commercial districts serving adjacent residential neighborhood areas.
- B. Encourage the creation of neighborhood activity centers as focal points along transportation corridors.
- C. Encourage quality and variety in building and landscape design as well as compatibility in use and form, where appropriate.
- D. Establish appropriate standards for reviewing proposals for new development and redevelopment, where appropriate, in commercial areas.
- E. Allow certain mixed commercial, office and residential uses, where appropriate.
- F. Maintain and enhance existing commercial districts, giving special consideration to type, scale, intensity and access.

1703-3.2. Subdistricts

A. RX Residential Mixed Use

RX is a mixed residential and office district intended to provide for a variety of residential buildings and small offices. RX can serve as a land use transition between other more intense districts and residential neighborhoods. RX allows ~~limited retail and services subject to use standards that limit the size and scale to the ground floor corner unit of a building, small to medium sized buildings and lots, with varied setbacks.~~

B. PX Pedestrian Mixed Use

PX is intended to be pedestrian oriented, small-scale commercial district generally found in NBDs that are not on arterials or high-traffic roads. Buildings may be multi-story with commercial on first floor and office/residential above. Buildings create continuous street frontage with few breaks and are built to lot line.

C. NX Neighborhood Mixed Use

NX is intended to provide for neighborhood-serving retail and commercial uses at intensities compatible with abutting residential development. ~~To help ensure that uses are truly neighborhood serving, individual tenant footprints cannot exceed 15,000 square feet without obtaining a conditional use permit. This district is generally pedestrian oriented, with small or medium scale commercial uses, often in NBDs on arterials or along roads with more significant traffic. Buildings may be multi-story with commercial on first floor and office/residential above. Buildings create continuous street frontage with some breaks for driveways and are generally built to lot line.~~

D. CX Commercial Mixed Use

CX is intended to provide for a variety of residential, retail, service, office and commercial uses, balancing pedestrian and auto-oriented commercial uses. ~~This district is appropriate for lower-intensity commercial corridors and NBDs on arterials. It allows for mix of scales, including developments of larger scale and more significant density and heights. Buildings may be single or multi-story with commercial on first floor and office/residential above. While CX accommodates commercial uses, the inclusion of residential and Industrial uses are strongly encouraged in order to promote live-work and mixed use opportunities.~~

E. CG Commercial General

CG is intended for areas along major arterials where a variety of lower intensity commercial, service, retail and multi-family uses are desired. CG is intended for ~~the City's most intense auto-oriented and heavy commercial uses, large scale, low density commercial development in the form of shopping centers and auto-oriented commercial strips.~~

1703-3.3. RX Residential Mixed Use

A. Purpose

RX is a mixed residential and office district intended to provide for a variety of residential buildings and small offices. RX can serve as a land use transition between other more intense districts and residential neighborhoods. RX allows ~~limited retail and services subject to use standards that limit the size and scale to the ground floor corner unit of a building; small to medium sized buildings and lots, with varied setbacks.~~



B. General

~~Allowed Permitted~~ uses & use standards

Sec. 1703-9

Landscaping and buffering

Sec. 1711-2

Nonconformities

Sec. 1752-7

Parking

Sec. 1711-1

Outdoor storage and display

Sec. 1711-5

Rules of measurement

Sec. 1703-10

Signs

Sec. 1711-3

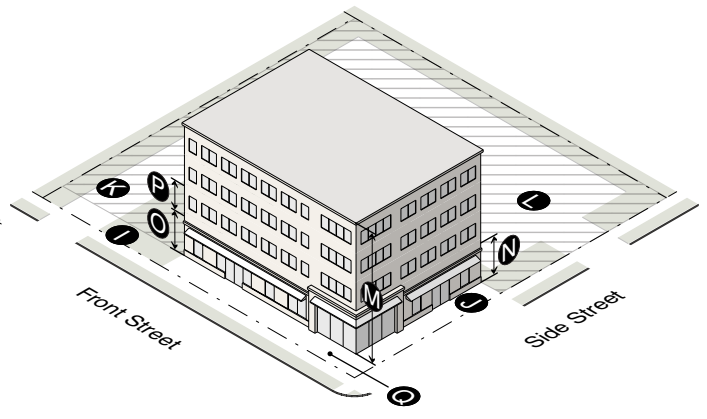
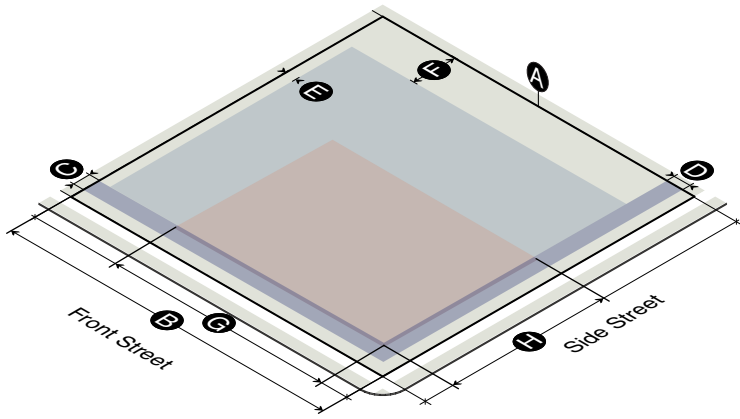
Site lighting

Sec. 1711-4

~~Use standards~~

~~Sec. 1703-10~~

1703-3.3. RX Residential Mixed Use



C. Lot

Lot Dimensions		
Lot area	0 4,000 SF min.	A
Lot width	0 40' min.	B
Minimum lot area per dwelling unit	1200 SF	

D. Placement

Building and Structure Setbacks		
Front street	5' min. / 12' max. / 20' min.	C
Side street	5' min. / 12' max.	D
Side interior	5' min.	E
Rear	20' min.	F
Facade within Facade Zone		
Front street	60% min.	G
Side street	30% min.	H

E. Parking

Location of Parking		
Front yard	Not Permitted	I
Corner yard	Not Permitted	J
Side yard	Permitted	K
Rear yard	Permitted	L

F. Height

Building Height		
All buildings/structures	50' 35' max.	M
Ground story height: Nonresidential only	12-15' min.	N

G. Activation

Transparency			
Ground story	-Residential	20% min.	O
	-Nonresidential	420% min.	
Upper story	-Residential	20% min.	P
	-Nonresidential	20% min.	
Pedestrian Access			
Street-facing entrance	Required		Q

1703-3.4. PX Pedestrian Mixed Use

A. Purpose

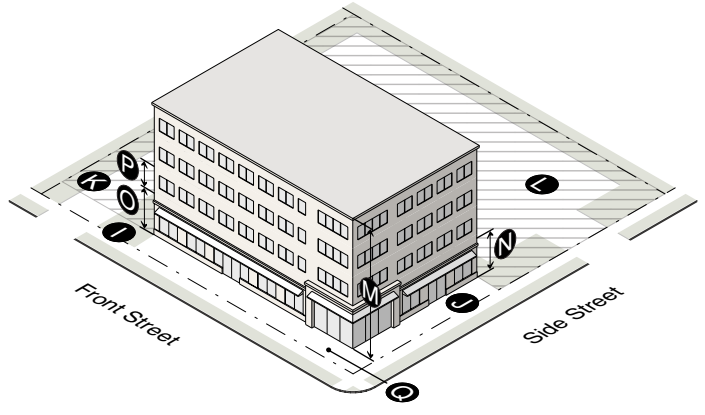
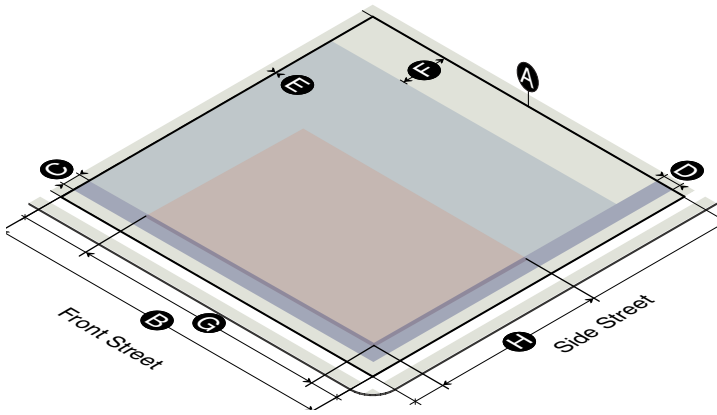
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B. General

Permitted uses & use standards	Sec. 1703-9
Landscaping and buffering	Sec. 1711-2
Nonconformities	Sec. 1752-7
Parking	Sec. 1711-1
Outdoor storage and display	Sec. 1711-5
Rules of measurement	Sec. 1703-10
Signs	Sec. 1711-3
Site lighting	Sec. 1711-4

1703-3.4. PX Pedestrian Mixed Use



C. Lot

Lot Dimensions

Lot area	0 SF min.	A
Lot width	0' min.	B

D. Placement

Building and Structure Setbacks

Front street	0' min. / 12' max.	C
Side street	0' min. / 12' max.	D
Side interior	-Residential 5' min.	E
	-Commercial 0' min.	
Rear	20' min.	F

Facade within Facade Zone

Front street	70% min.	G
Side street	35% min.	H

E. Parking

Location of Parking

Front yard	Not Permitted	I
Corner yard	Not Permitted	J
	Permitted with	
Side yard	Special Exception	K
	Approval	
Rear yard	Permitted	L

F. Height

Building Height

All buildings/structures	50' max	M
Ground story height:		
Nonresidential only	15' min	N

Building Mass

Individual tenant footprint	5,000 SF max.
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G. Activation

Transparency

Ground story	-Residential	20% min.	O
	-Nonresidential	60% min.	
Upper story	-Residential	20% min.	P
	-Nonresidential	20% min.	

Pedestrian Access

Street-facing entrance	Required	Q
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1703-3.5. NX Neighborhood Mixed Use

A. Purpose

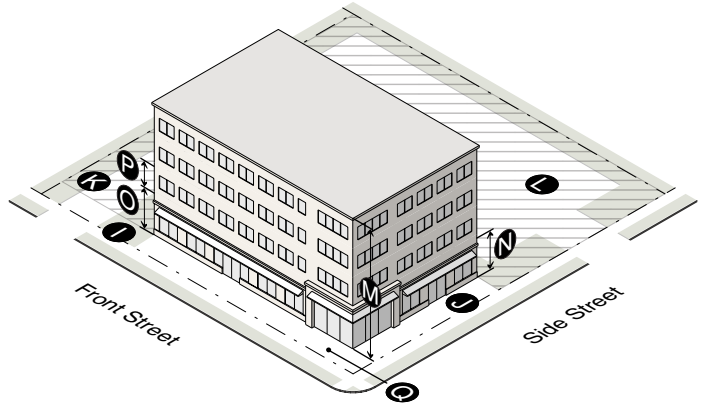
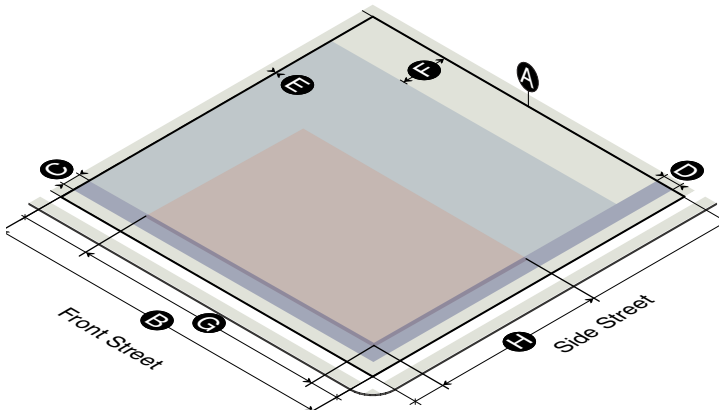
NX is intended to provide for neighborhood-serving retail and commercial uses at intensities compatible with abutting residential development. ~~To help ensure that uses are truly neighborhood serving, individual tenant footprints cannot exceed 15,000-square feet without obtaining a conditional use permit. This district is generally pedestrian oriented, with small or medium scale commercial uses, often in NBDs on arterials or along roads with more significant traffic. Buildings may be multi-story with commercial on first floor and office/residential above. Buildings create continuous street frontage with some breaks for driveways and are generally built to lot line.~~



B. General

Allowed Permitted uses <u>& use standards</u>	Sec. 1703-9
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Signs	Sec. 1711-3
Site lighting	Sec. 1711-4
Use standards	Sec. 1703-10

1703-3.4. PX Pedestrian Mixed Use



C. Lot

Lot Dimensions

Lot area	0 SF min.	A
Lot width	0' min.	B

D. Placement

Building and Structure Setbacks

Front street	<u>50'</u> min. / 12' max.	C
Side street	<u>50'</u> min. / 12' max.	D
Side interior	<u>-Residential</u> <u>5' min.</u>	E
	<u>-Commercial</u> <u>0' min.</u>	
Rear	20' min.	F

Facade within Facade Zone

Front street	70% min.	G
Side street	35% min.	H

E. Parking

Location of Parking

Front yard	Not Permitted	I
Corner yard	Not Permitted	J
Side yard	Permitted <u>with</u> <u>Special Exception</u> <u>Approval</u>	K
Rear yard	Permitted	L

F. Height and Mass

Building Height

All buildings/structures	50' max	M
Ground story height: Nonresidential only	<u>±215'</u> min	N

Building Mass

Individual tenant footprint	<u>±5,000 SF max.*</u>
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*More than 5,000 SF up to 15,000 SF permitted with conditional use approval.

G. Activation

Transparency

Ground story	-Residential	20% min.	O
	-Nonresidential	60% min.	
Upper story	-Residential	20% min.	P
	-Nonresidential	20% min.	

Pedestrian Access

Street-facing entrance	Required	Q
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1703-3.6. CX Commercial Mixed Use

A. Purpose

CX is intended to provide for a variety of residential, retail, service, office and commercial uses, balancing pedestrian and auto-oriented commercial uses. This district is appropriate for lower-intensity commercial corridors and NBDs on arterials. It allows for mix of scales, including developments of larger scale and more significant density and heights. Buildings may be single or multi-story with commercial on first floor and office/residential above. While CX accommodates commercial uses, the inclusion of residential and Industrial uses are strongly encouraged in order to promote live-work and mixed-use opportunities.



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~~Allowed~~ Permitted uses & use standards

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Rules of measurement

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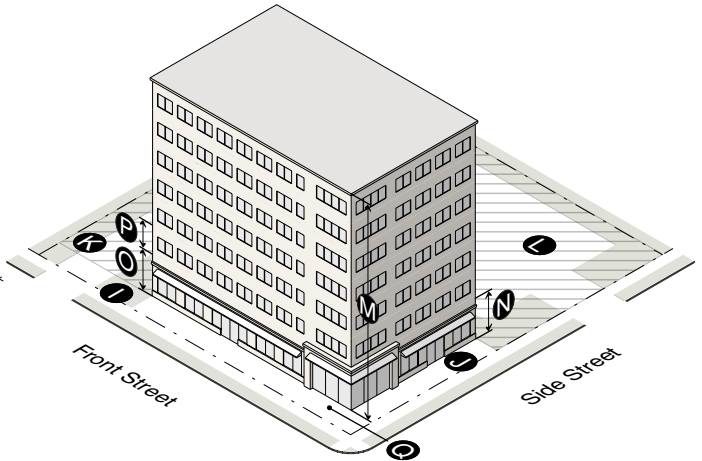
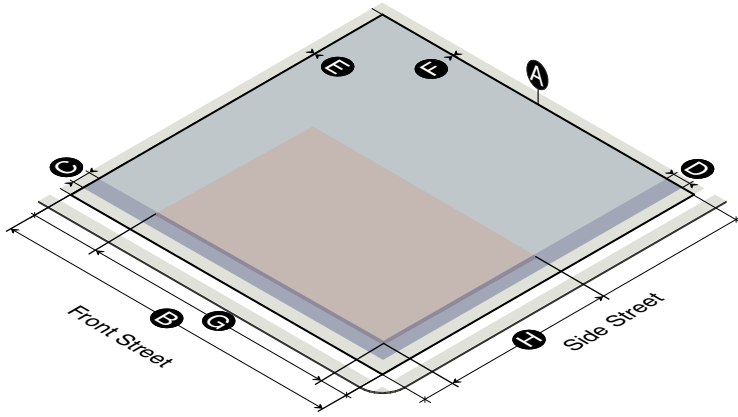
Site lighting

Sec. 1711-4

~~Use standards~~

~~Sec. 1703-10~~

1703-3.6. CX Commercial Mixed Use



C. Lot

Lot Dimensions		
Lot area	0 SF min.	A
Lot width	0' min.	B

D. Placement

Building and Structure Setbacks		
Front street	5' min. / 12' max.	C
Side street	5' min. / 12' max.	D
Side interior	-Residential 5' min.	E
	-Commercial 0' min.	
Rear	20' min.	F
Facade within Facade Zone		
Front street	70% min.	G
Side street	35% min.	H

E. Parking

Location of Parking		
Front yard	Not Permitted	I
Corner yard	Not Permitted	J
Side yard	Permitted	K
Rear yard	Permitted	L

F. Height and Mass

Building Height		
All buildings/structures	85' max.*	M
Ground story height: Nonresidential only	12-15' min.	N

*Limited to 50' with Urban Design Overlay District restrictions.

G. Activation

Transparency		
Ground story	-Residential 20% min.	O
	-Nonresidential 60% min.	
Upper story	-Residential 20% min.	P
	-Nonresidential 20% min.	
Pedestrian Access		
Street-facing entrance	Required	Q

1703-3.7. CG Commercial General

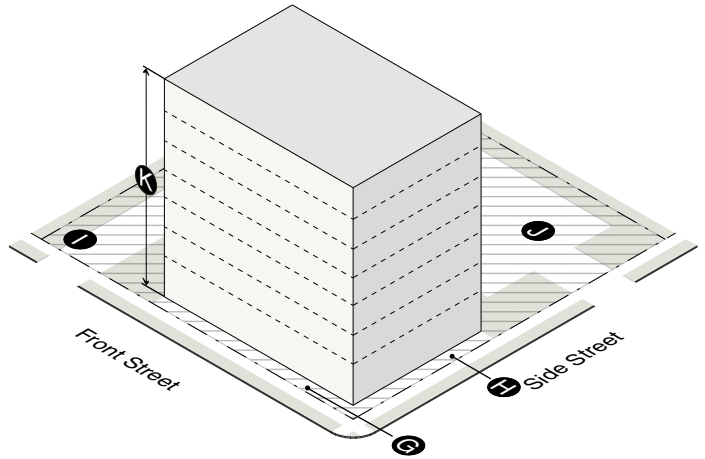
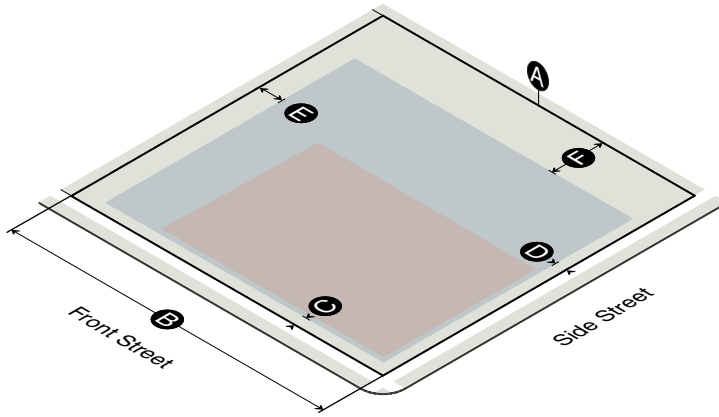
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B. General

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Use standards	Sec. 1703-10



C. Lot

Lot Dimensions		
Lot area	0 SF min.	A
Lot width	0' min.	B

D. Placement

Building and Structure Setbacks		
Front street	5' min.	C
Side street	5' min.	D
Side interior	10' min.	E
Rear	20' min.	F

E. Parking

Location of Parking		
Front yard	Permitted	G
Corner yard	Permitted	H
Side yard	Permitted	I
Rear yard	Permitted	J

F. Height and Mass

Building Height		
All buildings/structures	85' max.	K
<u>Ground story height:</u> <u>Nonresidential only</u>	<u>15' min.</u>	